



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

**MLD0193-21**

RECEIVED:

**RECEIVED**

*By tyson.lewis at 9:47 am, Nov 18, 2021*

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Francis P Reding Estate

### APPLICANT INFORMATION:

Landowner's name: Francis P Reding Estate

Mailing address: 3636 Blacktail Rd

City: Cocolalla

State: ID

Zip code: 83813

Telephone: 503-806-9333

Fax:

E-mail: reding2@msn.com

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jennifer Owens

Company name: James A. Sewell & Associates

Mailing address: 1319 North Division Ave

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: jowens@jasewell.com

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### PARCEL INFORMATION:

Section #: 29

Township: 55N

Range: 2W

Parcel acreage: 39.88

Parcel # (s): RP55N02W297200A

Legal description: 29-55N-2W E2NESE & E2SESE

Current zoning: Ag/Forest 10

Current use: Ag/Forest 10-20 AC

What zoning districts border the project site?

North: Ag/Forest 10	East: Ag/Forest 20
South: Ag/Forest 10	West: Ag/Forest 10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential- Large Ag/Forest Parcel	
South: Vacant Timberland	
East: Residential	
West: Residential- Large Ag/Forest Parcel	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>From Sandpoint take Hwy 95 South for roughly 11 miles, turn left on to Blacktail Rd and go roughly 3 miles and property will be on the right.</u>	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b> MLD		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 9.97	
Lot #2	Proposed acreage: 9.97	
Lot #3	Proposed acreage: 9.96	
Lot #4	Proposed acreage: 9.95	
Remainder	Proposed acreage: N/A	N/A
Describe the land division proposal and resulting acreage: <u>39.88 acres divided into 4 aliquot parts.</u>		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:	
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:	
<u>Relatively flat land with a gentle slope throughout.</u>	
Water courses (lakes, streams, rivers & other bodies of water):	
<u>A small seasonal stream runs through the property.</u>	
Springs & wells: <u>None.</u>	

Existing structures (size & use): There is currently one single family home and several outbuildings on the property, that will remain.

Land cover (timber, pastures, etc): Heavily timbered

Are wetlands present on site?  Yes  No Source of information: www.FWS.gov

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: FEMA

Other pertinent information (attach additional pages if needed):

**ACCESS INFORMATION:**

Please check the appropriate boxes:

Private Easement  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: Lot 1 has a private easement through parcel #RP55N02W285550A owner by the property owner, this will remain in effect. This parcel is off Blacktail Rd, which is a gravel, County Maintained road.

Public Road  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Lots 2-4 are off Blacktail Rd, which is a gravel, County Maintained road.

Combination of Public Road/Private Easement  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

Is public road dedication proposed as part of this minor land division?  
 Yes  No

List existing access and utility easements on the subject property.

**SERVICES:**

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> Will be responsible to install own septic system
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____ _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> Will have individual wells dug once MLD complete.
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
Which power company will serve the project site? Northern Lights	

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Representative  
Landowner's signature: *James A. Sewell* Date: 11/18/2021  
*James A. Sewell & Associates*

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# REDING ESTATES

## SECTION 29, TOWNSHIP 55 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREN PLAT OF REDING ESTATES AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

### COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_.

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
BONNER COUNTY TREASURER

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CAROL REDING, PATRICK REDING AND TERESE REDING, PERSONAL REPRESENTATIVES OF THE ESTATE OF FRANCIS PATRICK REDING, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE ADJUSTED AS SHOWN HEREON AND TO BE KNOWN AS "REDING ESTATES", LOCATED IN SECTION 29, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL OF SAID SECTION 29, CONTAINING 39.85 ACRES, MORE OR LESS.

SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE INGRESS, EGRESS AND UTILITY EASEMENT SHOWN OVER THE REMAINDER PARCEL IS HEREBY DEDICATED FOR THE BENEFIT OF LOT 1, SHOWN HEREON.

\_\_\_\_\_  
CAROL REDING

\_\_\_\_\_  
PATRICK REDING

\_\_\_\_\_  
TERESE REDING

### OWNERS' ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF 202\_\_.

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ CAROL F. REDING, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCIS PATRICK REDING, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### OWNERS' ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF 202\_\_.

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ PATRICK F. REDING, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCIS PATRICK REDING, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 29, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 202\_\_.



\_\_\_\_\_  
EVAN A. PAGE, PLS NO. 20538

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 202\_\_, AT \_\_\_\_\_ M., AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNERS' ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF 202\_\_.

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TERESE M. REDING, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCIS PATRICK REDING, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

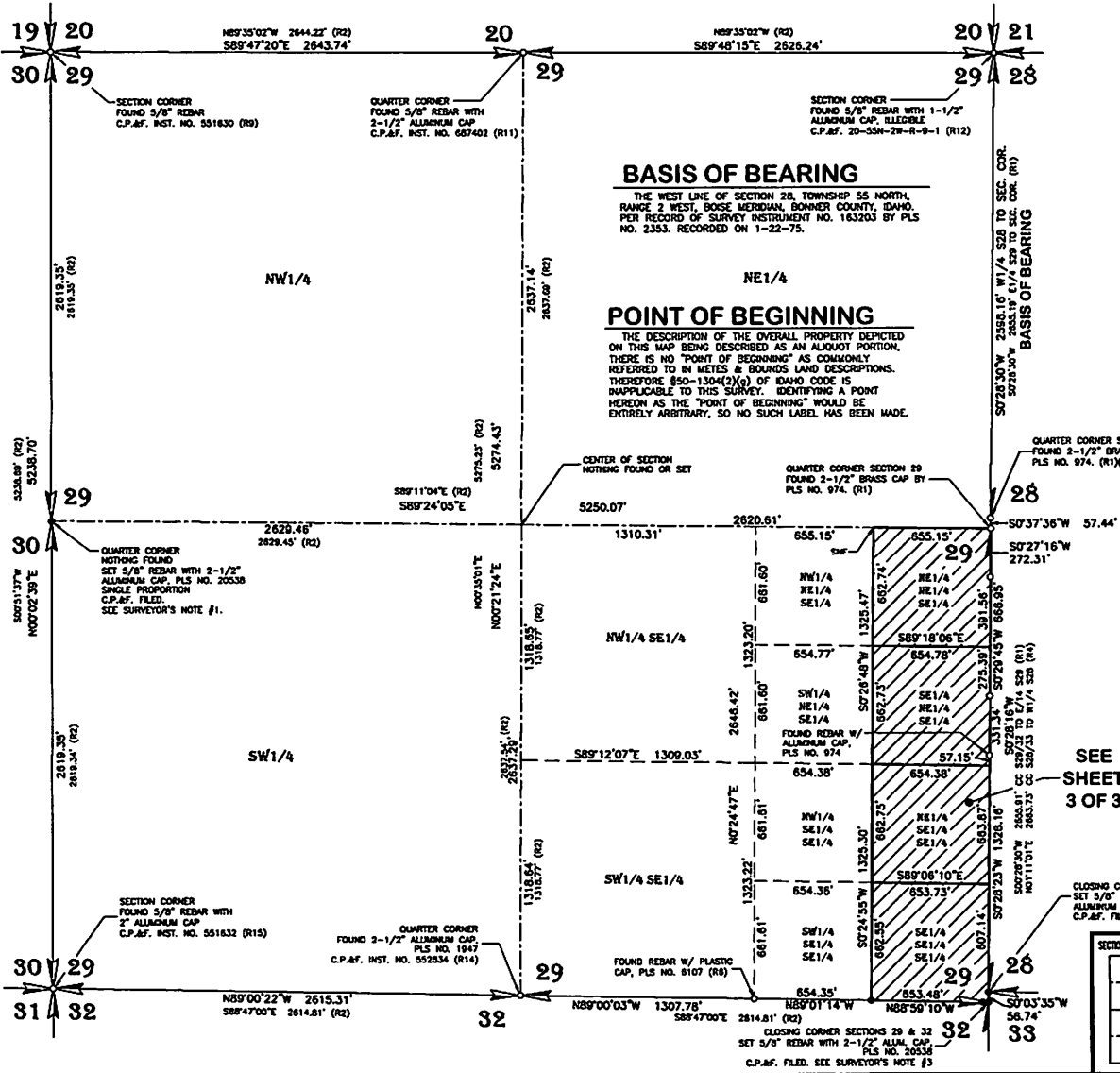
MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

SECTION 29, TWP 55N, R2E 2W, B.M.	SHEET TITLE: <b>REDING ESTATES</b>	DATE: 11-17-21
	<b>James A. Sewell and Associates, LLC</b> CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	SCALE: NONE
		CHECKED: JMB
		PREPARED: EAP
		FILED: 11224-20-001
		GIS FILE NO. 11224-20-001
		SHT. OF 3

# REDING ESTATES

## SECTION 29, TOWNSHIP 55 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

THE WEST LINE OF SECTION 28, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, PER RECORD OF SURVEY INSTRUMENT NO. 163203 BY PLS NO. 2353, RECORDED ON 1-22-75.

### POINT OF BEGINNING

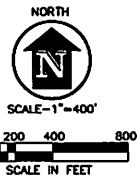
THE DESCRIPTION OF THE OVERALL PROPERTY DEPICTED ON THIS MAP BEING DESCRIBED AS AN ALIQUOT PORTION, THERE IS NO "POINT OF BEGINNING" AS COMMONLY REFERRED TO IN METES & BOUNDS LAND DESCRIPTIONS. THEREFORE §50-1304(2)(g) OF IDAHO CODE IS INAPPLICABLE TO THIS SURVEY. IDENTIFYING A POINT HEREON AS THE "POINT OF BEGINNING" WOULD BE ENTIRELY ARBITRARY, SO NO SUCH LABEL HAS BEEN MADE.

### SUBJECT TO INSTRUMENT NO.

1. ELECTRIC DISTRIBUTION LINE EASEMENT, RECORDED ON OCTOBER 23, 1975. (INSTRUMENT NO. 170049, RECORDS OF BONNER COUNTY, IDAHO).

### LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS NO. 20538
- ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 5713, UNLESS OTHERWISE NOTED.
- ..... FOUND 1" PIPE PER (R1) UNLESS OTHERWISE NOTED
- (R) ..... INFORMATION PER SURVEY REFERENCE LISTED ON SHEET 3 OF 3
- SWF ..... SEARCHED FOR, NOT FOUND



### SURVEYOR'S NARRATIVE & NOTES

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE BONNER COUNTY PARCEL NUMBER RP55N02W297200A INTO INDIVIDUAL LOTS AS SHOWN HEREON.

THIS SURVEY WAS PERFORMED UTILIZING A NIKON DTM-522 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR EXCEEDS THE REQUIREMENTS OF THE STATE OF IDAHO.

1. A HOLE 2' DIAMETER X 3' DEEP WAS EXCAVATED. IT APPEARS THAT ROAD RECONSTRUCTION HAS DESTROYED THE BOULDER PREVIOUSLY MARKING THE CORNER.
2. POSITION FOR THE CLOSING CORNER FOR SECTIONS 28 & 33 WAS RE-ESTABLISHED AS BEING 33.00' (50 LINKS) FROM EACH OF 2 REFERENCE MONUMENTS SET BY THE U.S. BUREAU OF LAND MANAGEMENT (R17).
3. POSITION FOR THE CLOSING CORNER OF SECTIONS 29 & 32 WAS RE-ESTABLISHED BY EXTENDING THE LINE BETWEEN THE TWO MOST EASTERLY MONUMENTS ALONG THE LINE BETWEEN SECTIONS 29 & 32 (BOTH PER R1), 30.00' EASTERLY.
4. GROSS ACRESAGE SHOWN HEREON IS THE FULL ACRESAGE OF LAND CONVEYED BY THE VESTING DEED, INCLUDING THAT WITHIN PUBLIC ROAD RIGHT-OF-WAY. NET ACRESAGE SHOWN HEREON EXCLUDES ANY PORTIONS WITHIN PUBLIC ROAD RIGHT-OF-WAY.
5. THE REMAINDER PARCEL IS HELD BY THE HEIRS OF FRANCIS P. REDING UNDER THE SAME TITLE AS IS HELD THE DIVIDED PORTION OF PROPERTY COMPRISING THE SUBDIVISION SHOWN HEREON. THE 20' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESIGNATED PER THE OWNERS CERTIFICATE ON SHEET 1 DERIVES FROM THAT SAME TITLE.
6. 23288 IS THE SURVEYOR LICENSE NUMBER ISSUED BY THE STATE OF WASHINGTON TO LAWRENCE GLAHE. THIS CAP APPEARS TO HAVE BEEN SET BY MISTAKE (MONUMENT PLACEMENT CORRECT) DURING THE FIELD SURVEY FOR (R4).

SEE SHEET 3 OF 3

SECTION 29, TWP 55N, R2E 2W, B.M.	SHEET TITLE:	DATE: 11-17-21
	<b>REDING ESTATES</b>	SCALE: 1"=400'
	<b>James A. Sewell and Associates, LLC</b>	DRAWN: JMS
	CONSULTING ENGINEERS	CHECKED: EAP
	NEWPORT, WASHINGTON, 99156, (509)447-3626	DATE PLOTTED: 11/22/24-01
		DATE FILED: 11/22/24
		SHT 2 OF 3

